



Tucson-Pima County Historical Commission
Plans Review Subcommittee

Thursday, January 28, 2010

LEGAL ACTION REPORT

1. Call to Order / Roll Call: 1:00 p.m.

Commissioners: Teresita Majewski, Kathy Nabours, Demion Clinco, Sharon Chadwick,
Patsy Waterfall

Staff: Frank S. Podgorski, Michael Taku, Aline Torres

2. Regular Cases:

HPZ 08-60 Hesser-Demolition/Addition (Revised Plan); 438 South 3rd Avenue (Armory Park Historic Preservation Zone)

Presentation by Earl Yousey IV, architect, on the revised plan for the demolition of the non-conforming rear addition to an existing single-family adobe residence built without benefit of historic review/approval or building permits. The front parapet/roof repair was previously approved by the Director after review/recommendation by both the Armory Park Historic Preservation Zone Advisory Board and the Tucson-Pima County Historical Commission.

The rear porch has an infill component (2-story) with an addition as shown on the submitted revised site plan and elevation drawings. All windows and doors will be wood. A rear deck remains a part of the proposed plan. Discussion on the revised plan and compliance with historic criteria, specifically; wood windows/wood doors, exterior stucco finish, paint to match the existing residence, roof tiles and mechanical location.

Motion by Patsy Waterfall to recommend approval of the revised plan for the proposed rear addition including demolition of the non-conforming addition.

Seconded by Kathy Nabours.

Motion passed unanimously. Vote 4-0. Chair Majewski did not vote.

HPZ 10-02 McGrath-Addition; 937 North 5th Avenue (West University Historic Preservation Zone)

Presentation by Leo Katz, architect, on the proposed construction of a rear addition attached to an existing single-family residence located in the West University Historic Preservation Zone. Discussion on the west elevation drawings; specifically, the roofline of the rear addition in

relationship to the existing porch which will partially remain. Mr. Katz has incorporated the new roofline for the addition into the existing roofline as shown on the submitted site plan and elevation drawings for the project. The exterior walls of the new addition will be smooth sand stucco finish and painted with a color to be determined through the on-site "minor review" process at a later date. Commissioners recommended two double-hung windows on the west elevation of the addition in place of the proposed single-pane window. A ground mounted mechanical will be located on the south elevation.

Motion by Demion Clinco to recommend approval for this proposal with the following conditions: 1) Single pane window on the west elevation to be replaced with two double-hung wood windows; 2) Smooth sand stucco finish for the exterior walls of the addition; 3) Return for a "minor review" in the field for the exterior wall color, and; 4) Addition of a post on the porch to match the existing post to provide balance.

Seconded by Sharon Chadwick. Vote 4-0. Chair Majewski did not vote.

3. Current Issues for Information/Discussion:

- a. Minor Reviews: HPZ 10-03 Hogan-Fence/Gates; 601 South 4th Avenue (Armory Park Historic Preservation Zone)
- b. Appeals: No appeals at this time.
- c. Zoning Violations: Zoning violations in historic preservation zones are reported to the Code Enforcement section of Community Services Department and a city inspector is assigned to investigate the complaint. If a zoning violation is confirmed the property owner is given the opportunity to abate the violation by successfully completing the historic review/approval process in accordance with Sec. 2.8.8. of the City of Tucson Land Use Code.
- d. Historic Preservation Zone Development Standards: No report at this time.

4. Call to the Audience: Chair Majewski spoke about State Senate Bill 1166 proposed to eliminate the tax credit for historic properties in Arizona as part of the effort to balance the State budget. Commercial incentives would remain while the residential component of the current tax credit legislation would be eliminated. Chair Majewski urged everyone to alert those affected to contact their state representatives to let their concerns be known.

5. Meeting adjourned at 1:54 p.m.